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Order Filed on July 3, 2018
 by Clerk
 U.S. Bankruptcy Court
 District of New Jersey

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In re:	Chapter 13
Salvatore Bilello, Margherita Bilello,	Case No. 16-15881-ABA
	Hearing Date: July 3, 2018 at 10:00 am
Debtors.	Judge: Andrew B. Altenburg Jr

ORDER VACATING AUTOMATIC STAY

The relief set forth on the following pages, number two (2) through two (2) is hereby

ORDERED

DATED: July 3, 2018


 Honorable Andrew B. Altenburg, Jr.
 United States Bankruptcy Court

Debtor: Salvatore Bilello and Margherita Bilello
Case No.: 16-15881-ABA
Caption of Order: **ORDER VACATING AUTOMATIC STAY**

THIS MATTER having been opened to the Court upon the motion of Wells Fargo Bank, N.A. as trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001 as serviced by JPMorgan Chase Bank, National Association ("Movant") for an Order vacating the automatic stay in effect pursuant to 11 U.S.C. § 362(a) and for good cause shown for the entry of this Order, it is hereby ordered that:

1. The automatic stay be and is hereby vacated under 11 U.S.C. § 362(d) to permit Movant, to institute or resume a mortgage foreclosure action in the Superior Court of New Jersey in order to pursue its rights in real property located at 609 N Oxford Avenue, Ventnor City, NJ 08406;
2. Movant may join as defendants in said foreclosure action the Debtors and/or any trustee appointed in this case, irrespective of whether the Debtors' case converts to any other chapter of the Bankruptcy Code;
3. Movant may pursue any and all loss mitigation options with respect to the Debtors or the real property described above, including but not limited to repayment agreement, loan modification, short sale or deed-in-lieu of foreclosure;
4. Movant shall no longer be responsible to serve Notices of Payment Change and/or Notices of Post-Petition Fees, Expenses and Charges to the Debtors as required by F.R.B.P. 3002.1(b) and (c).

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Salvatore Bilello
Margherita Bilello
Debtors

Case No. 16-15881-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jul 03, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 05, 2018.
db/jdb +Salvatore Bilello, Margherita Bilello, 609 N Oxford Avenue, Ventnor, NJ 08406-1546

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 05, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 3, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Donna L. Wenzel on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com
Francesca Ann Arcure on behalf of Creditor JPMorgan Chase Bank, National Association as
servicing agent for Wells Fargo Bank, N.A. as trustee for Freddie Mac Securities REMIC Trust,
Series 2005-S001 NJ_ECF_Notices@McCalla.com, NJ_ECF_Notices@McCalla.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Joel Lee Schwartz on behalf of Debtor Salvatore Bilello esqinac@aol.com, stacygreen7@aol.com
Joel Lee Schwartz on behalf of Joint Debtor Margherita Bilello esqinac@aol.com,
stacygreen7@aol.com
Melissa N. Licker on behalf of Creditor Wells Fargo Bank, N.A. as trustee for Freddie Mac
Securities REMIC Trust, Series 2005-S001 as serviced by JPMorgan Chase Bank, National
Association NJ_ECF_Notices@McCalla.com

TOTAL: 8